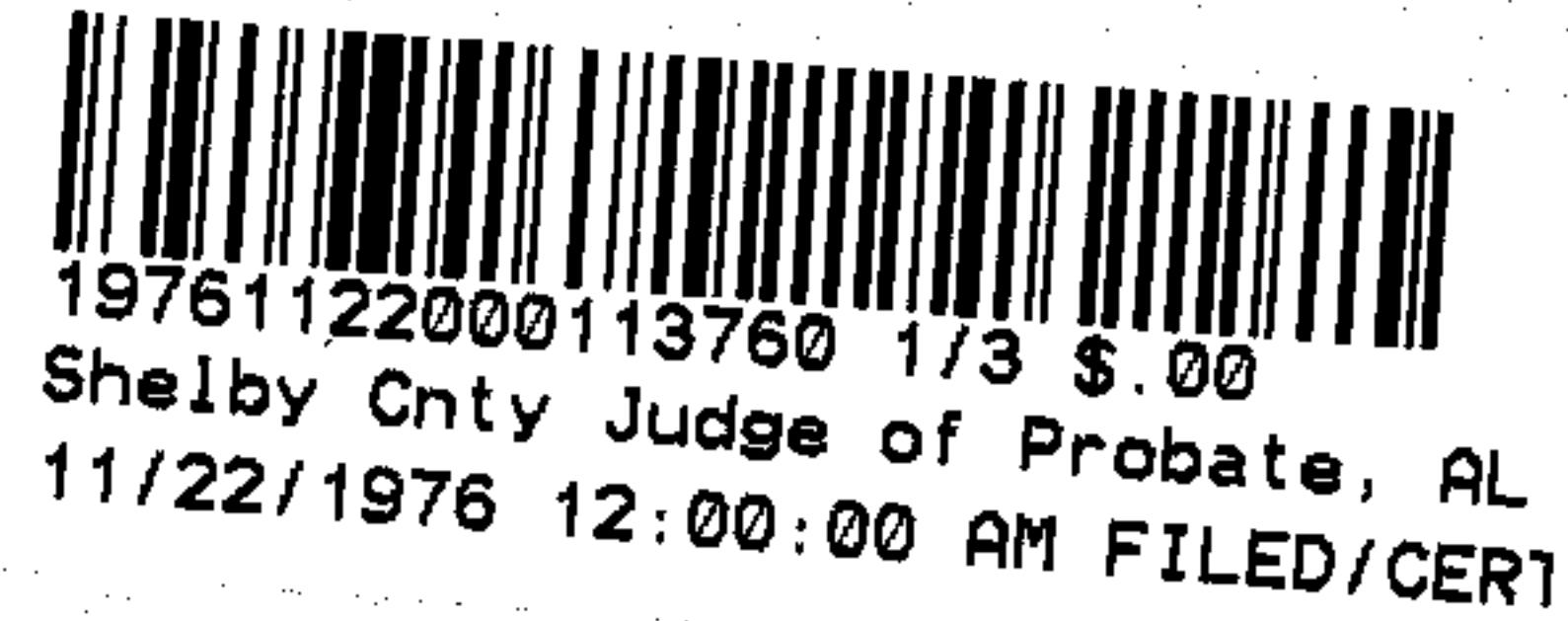


1576

THIS DOCUMENT WAS PREPARED BY:

Linda W. Knight
Balch, Bingham, Baker, Hawthorne,
Williams & Ward
Attorneys at Law
600 North 18th Street
Birmingham, Alabama 35203



STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of ONE HUNDRED SIX THOUSAND, SIX HUNDRED AND 00/100 DOLLARS (\$106,600.00) in hand paid by LEONARD HULTQUIST, II, (hereinafter referred to as "GRANTEE"), to the undersigned, THE HARBERT-EQUITABLE JOINT VENTURE, under Joint Venture Agreement dated January 30, 1974, composed of Harbert Construction Corporation, a corporation and the Equitable Life Assurance Society of the United States, a corporation (hereinafter referred to as "GRANTOR"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEE the following described real estate situated in Shelby County, Alabama:

Lots No. 1, 2, 16, 19, 22, 24, 25, 28, 29, 30, and 31, Dividing Ridge Subdivision, a subdivision of Riverchase, according to plat recorded in Map Book 6, page 108, in the office of the Judge of Probate of Shelby County, Alabama.

Such land is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1977.
2. Mineral and mining rights not owned by GRANTOR.
3. Any applicable zoning ordinances.
4. Easements, rights of way, reservations, agreements, restrictions and setback lines of record.

5. Said property conveyed by this instrument is hereby subjected to the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential), recorded in Miscellaneous Book 14, beginning at page 536 in the office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto GRANTEE, its successors and assigns, forever.

IN WITNESS WHEREOF, the GRANTOR has caused this conveyance to be executed by each Venturer by their respective duly authorized officers thereunto effective on the 22nd day of November, 1976.

Witnesses:

Bernie P. Schmitt

Barbara Cook

Witnesses:

Stell Hunter

C.W. Matthe

THE HARBERT-EQUITABLE JOINT VENTURE

By: THE EQUITABLE LIFE ASSURANCE
SOCIETY OF THE UNITED STATES

By Donald J. [Signature]
Its Division Manager

Date Executed: Nov. 17, 1976

By: HARBERT CONSTRUCTION CORPORATION

By Ed W. [Signature]
Its Vice-President

Date Executed: Nov. 20, 1976



19761122000113760 2/3 \$.00
Shelby Cnty Judge of Probate, AL
11/22/1976 12:00:00 AM FILED/CER1

STATE OF GEORGIA)

COUNTY OF FULTON)

I, CAROLYN K. ALEXANDER, a Notary Public in and for said County, in said State, hereby certify that DEWALT D. EVANS, whose name as DIVISION MANAGER of The Equitable Life Assurance Society of the United States, a corporation, as General Partner of the Harbert-Equitable Joint Venture, under Joint Venture Agreement dated January 30, 1974, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation as General Partner of the Harbert-Equitable Joint Venture.

Given under my hand and official seal, this the 17th day of NOVEMBER, 1976.

Carolyn K. Alexander
Notary Public

My commission expires: 8-16-80

STATE OF Alabama)

COUNTY OF Jefferson)



19761122000113760 3/3 \$.00
Shelby Cnty Judge of Probate, AL
11/22/1976 12:00:00 AM FILED/CERT

I, Judy Ann Johnson, a Notary Public in and for said County, in said State, hereby certify that Edwin M. Dufon, whose name as Vice President of Harbert Construction Corporation, a corporation, as General Partner of The Harbert-Equitable Joint Venture, under Joint Venture Agreement dated January 30, 1974, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation as General Partner of The Harbert-Equitable Joint Venture.

Given under my hand and official seal, this the 20th day of November, 1976.

Judy Ann Johnson
Notary Public

My commission expires: 10/01/1980

BOOK 302 PAGE 297



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 NOV 22 PM 2:24
Hedley 10/22/80
Cory J. Hedley
JUDGE OF PROBATE